

FOR LEASE

15468 Manchester Road | Ellisville, MO 63011

MANCHESTER ROAD RETAIL

4,200 S.F. Available

\$17.00/S.F. N.N.N.



SCAN HERE!



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Information is from appropriate sources but is not guaranteed. No representation is made Of environmental or other conditions of the property. We recommend Lessee investigate fully.

MANOR REAL ESTATE

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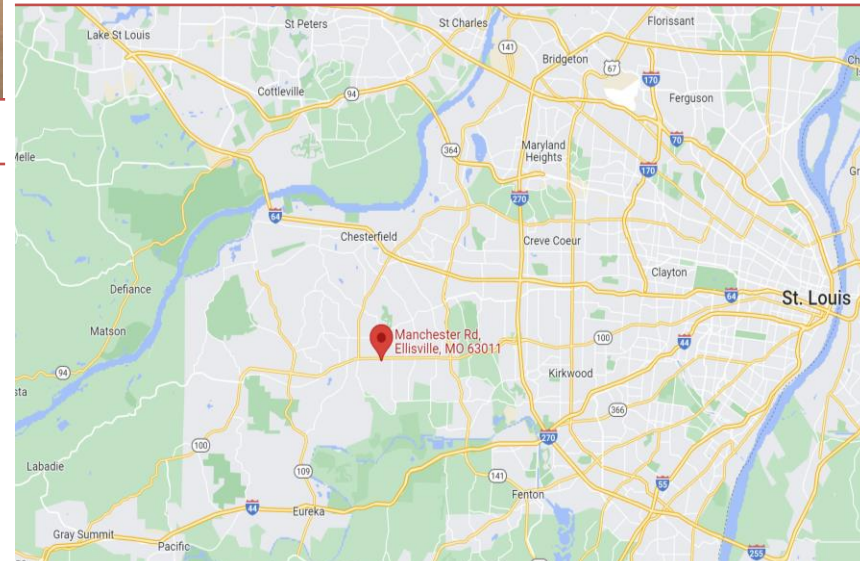
Property Information



Unit	Square Footage	Status
15468	4,200 S.F.	AVAILABLE
15470	5,800 S.F.	LEASED

Location Overview

- Retail building located on Historic Route 66 in Ellisville Missouri
- Convenient Location on Manchester Road in West County between Clarkson Road and Highway – 141
- Zoned “C-3” Commercial Zoning District
- Nearby businesses include, Mattress Firm, Schnucks, Hobby Lobby, Marshalls, Buffalo Wild Wings, Edward Jones, Enterprise, Fazio’s Music, and many more!



Property Overview

- 10,000 S.F. retail building built in 1968 on 0.88 acres of land
- Mostly large open space, storefront windows, and building signage with the opportunity for a pylon sign along Manchester Road
- Ideal for a retail store, restaurant, or office use
- Property features on-site management
- The space includes a receiving area located in the rear area of the building with dock doors and curb cuts on both Manchester Road and Reinke Road
- Highly visible with roughly 20,800 V.P.D. on Manchester Road
- Large parking lot that wraps around the building, 3.2 /1,000 S.F.

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